

KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES
March 10, 2015

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on March 10, 2015.

MEMBERS PRESENT

James A. Chandler, Chairman
Mark G. Oerther, Vice Chairman
Edward "Neal" Tong
Robert P. Johnson
Ken Fister
Welford "Bud" Wenk
Kevin Farris

MEMBERS ABSENT

Mitch Buchanan

OCCUPATIONS AND PROFESSIONS STAFF

Diana Jarboe, Board Administrator

OFFICE OF THE ATTORNEY GENERAL

Marcus Jones, Office of the Attorney General

GUESTS

Steve Keeney, PLI 4U
Mike Patton, KREIA

CALL TO ORDER

Mr. Chandler called the meeting to order at 10:30 a.m.

MINUTES

A motion was made by Mr. Wenk to approve the meeting minutes from February 10, 2015. Mr. Fister seconded that motion and it carried.

MONTHLY FINANCIAL REPORT

The financial statement for February 2015 was reviewed by the Board.

LICENSURE STATUS REPORT

There are currently 338 licensed Home Inspectors.

BOARD CHAIRMAN REPORT

Mr. Chandler reported that he had been in conversations with Mr. Jack Coleman, Deputy Commissioner of the Department of Housing, Buildings, and Construction, regarding the Boards desire to move back to that location. Mr. Chandler plans to arrange a physical meeting very soon.

BOARD COUNSEL REPORT

Mr. Jones announced the following regulations were effective March 6, 2015:

815 KAR 6:030

815 KAR 6:040

Mr. Jones also presented the Board with a new draft of 815 KAR 6:010, which includes the language requiring all Pre-Licensing programs to be provided in person and NOT online. Mr. Fister motioned to accept this drafted regulation, with amendments. Mr. Wenk seconded the motion and the motion carried.

OCCUPATIONS AND PROFESSIONS REPORT

Ms. Jarboe reported the current events of O&P including the promotion of Amy Parker, Board Administrator, to an Administrative Specialist III, continued work and reporting of problems for the new database and online

license renewal system, a reminder notice regarding upcoming Memorandum of Agreements to be issued to all Boards, and a reminder from the State Budget Office of Executive Order 2008-011, which may limit the number of Board members approved to attend the same conference.

OLD BUSINESS

Mr. Johnson will send the final brochure to Ms. Jarboe who will ensure that it is posted to the Board's website.

NEW BUSINESS

Mr. Farris initiated a conversation regarding realtor commission relations for home inspectors. Several Board members weighed in on this topic and, ultimately, Mr. Chandler agreed to contact the Kentucky Real Estate Commission with general concerns from licensed home inspectors.

Ms. Jarboe informed the Board members of the new license numbering sequence which is "HI" followed by a four digit number, no hyphens, spaces or dashes. This new sequence comes after the Board was not satisfied with the license numbering system inherited as a result of a new database implemented at O&P.

Ms. Jarboe asked the Board to clarify whether or not there is a grace period for the new CE requirements set forth in 815 KAR 6:010. The Board determined, per regulation, that the new CE requirements must be met by all licensees. However, an exception will be granted for any licensee who completed ALL CE's (whether that is 14 or 28 hours) required for their next licensure renewal, **PRIOR** to the effective date of this regulation, which is March 6, 2015.

Ms. Jarboe announced that she will no longer be the Board's Administrator as of April 1, 2015. O&P will be hiring new staff that will administer the Board of Home Inspectors and Ms. Lindsey Lane will be the interim Administrator until the position is permanently filled.

EDUCATION COMMITTEE REPORT

The Education Committee made the following recommendations:

InterNACHI continuing education courses approved -

- Inspecting the Means of Egress - 1 hr
- Calculating Envelope Energy Loss - 2 hrs

KREIA continuing education courses approved –

- Home Inspector Standard of Conduct - 3 hrs
- Report Writing, What the Heck is That? - 3 hrs
- Manufactured Housing for the Home Inspector - 3 hrs

InterNACHI continuing education courses denied for not being relative to the licensure laws or the practice of home inspectors in Kentucky –

- Advanced Radon Measurement Service Provider Course
- Indoor Air Quality for Inspectors

Mr. Wenk seconded the recommendations and they carried.

APPLICATIONS COMMITTEE

The Applications Committee recommended the following:

- Initial licensure applications to be approved – Brian Folden.

- Renewal applications to be approved – Giancarlo Barone, Kari Evely, L. Christopher Floyd, Clay Hoskins, and Robert Matthews.
- Reinstatement applications approved – James Burkhead.

Mr. Farris seconded the Committee's recommendations and the motion carried.

The Applications Committee recommended denial of the renewal application for Bran Murrell, as he failed to include all of the required attachments with his renewal application. Mr. Farris seconded the recommendation and it carried.

COMPLAINTS COMMITTEE

The Complaints Committee recommended dismissal of agency case 14-KBHI-0341. This is a case where a Pre-Licensing Provider application was denied for lacking a surety bond, however a surety bond is no longer a requirement under the Board's new Pre-licensing Provider requirements. Mr. Chandler motioned to accept the recommendation of the committee, Mr. Wenk seconded the motion and the motion passed.

The Complaints Committee reported the following cases are ongoing:

- Romancik
- 2014-01
- 2014-02
- 2014-07
- 14-KBHI-0251

TRAVEL AND PER DIEM

Mr. Johnson made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Tong, carried.

NEXT MEETING

The next meeting is scheduled for Tuesday, April 14, 2015 at 10:00am at the Office of Occupations and Professions in Frankfort, KY.

ADJOURNMENT

Mr. Tong made a motion to adjourn at 1:10p.m. The motion was seconded by Mr. Fister and carried.

Minutes prepared by Diana Jarboe on March 26, 2015.